

South Los Angeles Industrial Tract BID
Board of Directors Meeting
July 10, 2009 @ 11:00 am
1008 East 59th Street

In attendance: Duke Dulgarian, Matt Mullen, Greg Goodman, Barry Croxen, Steve Stone, Steve Anderson, Oscar Ixco, Oscar Avina, Susan Levi, Karina Ceja
Guests: Ersel Shakibkoo

- I. Meeting called to order at 11:10 am
- II. Introductions
- III. Approval of Minutes – **Motion to approve Minutes by Croxen/Goodman.**
- IV. Public Comments –
- V. Banquet Hall Support Request- Ersel Shakibkoo is the owner of 7110 S. McKinley and wants to propose opening a banquet hall in the BID and is looking for support from the board members. Ersel adds that the banquet hall would be a restaurant by day and a nightclub by night this means it would be open from 11am-2am and it will be called Margarita Jones. Croxen asked Shakibkoo if he had any papers with him for the presentation. Shakibkoo did not. Stone asked about parking and where would this take place. Shakibkoo replied that he needs to provide at least 800 parking spaces and plans on using the street parking since the city allows it with the agreement of other property owners. Mullen states that a place serving booze in this area wont be a positive influence for what the BID is trying to do. Shakibkoo replies that Margarita Jones is not just some bar but it is a nice restaurant, which will bring some change to the atmosphere and will not attract gang activity. Mullen asks Shakibkoo to provide the board with more information and details so that the board can make an appropriate decision. Stone suggests emailing any proposals to Levi and Levi will forward them to the board. Dulgarian thanks Ersel and lets him know they will have a response for him soon. Shakibkoo asks if the board would be willing to support him. Dulgarian states that he will have to wait and see because the board is requesting more information from him.
- VI. Security-
 - i. Security Camera Update- Ixco reports that the security camera system is in full operation and the CRA is planning a final inspection of it soon. Also, the guard booth on 60th is complete but he also added that the gate arms were being vandalized because of lack of knowledge from the surrounding community. He stated that there will be a viewing station at LAPD and the CRA will coordinate with the office in charge of monitoring cameras. Ixco

assured the board that by the next meeting the goal was to have a fully developed system. This would be followed by educating employees and business owners about our system. Croxen asked who would end up with long-term maintenance for the cameras. Ixco replied that the BID is responsible for the long-term maintenance of the cameras. Once the project is completed the CRA will hand over responsibility for the cameras to the BID. He stated that the CRA, LAPD, and the BID would outline roles of ownership with certain terms. Levi commented that although things have been moving along with the cameras she also wants to bring up an issue with PRO 911. PRO911 does not seem to grasp all the components of the system and since they brought in a sub contractor, Smartwave has been more effective with the maintenance. Levi is also concerned about the financial stability of PRO911. She reminds the board that part of the contract between the CRA and PRO911 is a 6-month maintenance period after the complete installation of the system; although, she has continually seen that the response time to repair anything has not been what she expected. Levi continued to express that it has been very difficult dealing with PRO911 and she proposes that they eliminate that portion of the contract and find an alternate company to work with. Levi's proposal means that the 6 months free from the CRA would no longer be valid and the BID would have to hire another company and pay for it out of their budget. Stone asked Levi if Smartwave could send them a proposal. Dulgarian asked if it was possible for the CRA to contract Smartwave under the 6-month contract. Ixco replied that they couldn't. Stone asked Levi to send them the new budget proposal. Ixco commented that this is a very complicated system and Smartwave has been very efficient and professional. Levi suggests that they move the board meeting to accommodate Al Brown and get a chance to speak with him on the matter. Stone agrees. Levi will have a better idea of that date later in the week and will email the board.

- ii. Universal Protection Service Update- Avila states that the camera system has been very helpful to the security team. They are constantly on watch and the cameras have helped them make numerous arrests. He also stated that the cameras have been very helpful with graffiti, accidents and with towing cars.

VII. Next Meeting Date – Friday, August 14 if necessary.

VIII. Adjourn- Meeting adjourned at 11:55.